



**DRIPPING SPRINGS**  
Texas

**HISTORIC PRESERVATION MANUAL**  
**CERTIFICATE OF APPROPRIATENESS REVIEW**

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Date: Month, Day, Year

Project: **EXAMPLE PROJECT**  
**Street Address**  
**Dripping Springs, TX 78620**

Applicant: (Applicant)

Historic District: (Mercer Street / Old Fitzhugh Road / Hays Street)

Base Zoning: SF-1 / SF-4 / SF-5 / LR / CS / GUI

Proposed Use: (Shops, Restaurant, Offices, Residential, etc)

Submittals: ☐ Current Photograph ☐ Concept Site Plan ☐ Exterior Elevations  
☐ Color & Materials Samples  
☐ Sign Permit Application (if applicable)  
☐ Building Permit Application (if applicable)  
☐ Alternative Design Standards (if applicable)

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The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

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**Project Type & Description:**

☐ Preservation ☒ Rehabilitation ☐ Restoration ☐ Reconstruction ☐ Protection & Stabilization

**Review Summary, General Findings:**

**General Compliance Determination-** ☐ Compliant ☐ Non-Compliant ☐ Incomplete

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**City of Dripping Springs**  
P.O. Box 384  
Dripping Springs, Texas 78620  
512-858-4725

**CERTIFICATE OF APPROPRIATENESS**

**Staff Review Summary / Recommendations / Conditions of Approval**

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**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

**(a) STANDARDS & DESIGN GUIDELINES OBSERVED:**

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(b) MINIMAL ALTERATION:**

Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(c) ORIGINAL QUALITIES PRESERVED:**

Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(d) PERIOD APPROPRIATENESS:**

Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:**

Cumulative changes with acquired and contributing significance are recognized and respected.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**

Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**(g) DETERIORATED ARCHITECTURAL FEATURES:**

Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

☐ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**  
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**  
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable
- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**  
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**  
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.  
☐ Compliant ☐ Non-Compliant ☐ Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

(g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY**

Expedited process for small projects (cumulative costs < \$10,000); must be “No” to all:

<b>Building Footprint Expansion/Reduction?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

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Please contact (512) 659-5062 if you have any questions regarding this review.

A handwritten signature in dark ink, appearing to read 'Keenan E. Smith', with a horizontal line above the name.

By: **Keenan E. Smith, AIA**

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